

Clark County Planning Commission
Regular Meeting – 2 p.m.
Wednesday, December 7, 2005

Administration Building
of the former Springview Center
3130 East Main Street
Springfield, OH 45505

AGENDA

- | | | |
|--|--|------------------------------------|
| 1. Minutes – November 2, 2005 (Regular) | | <i>Discussion &
Action</i> |
| 2. Subdivision
SB-2005-11 | Leffel Farms Subdivision – Preliminary and Final
Mad River Township ~ 6.437 acres ~ 4 lots
West Side of Fowler Rd. Approx. 1300' South of Fairfield Rd.
James L. Watt and Laurabelle Watt
PUBLIC HEARING | <i>Discussion &
Action</i> |
| 3. G-2005-98 | Digital Zoning Map Adoption
German Township | <i>Discussion &
Action</i> |
| 4. Staff Comments | | <i>Discussion</i> |
| 5. Adjournment | | <i>Action</i> |

Minutes

Clark County Planning Commission

Regular Meeting ~ 2 p.m.
Wednesday, November 2, 2005

Administrative Building
of the former Springview Center
3130 East Main Street
Springfield, Ohio 45505

Mr. Elliott Turner, Chairperson of the Clark County Planning Commission, called the meeting to order at 2:00 p.m.

Present: Mr. Elliott Turner, Mr. Lowell Bicknell, Ms. Diane Jordan, Mr. Robert Jurick, Mr. Allen Perkins, Mrs. Elaine Stevenson, Mr. John Detrick (left 4:04), and Mr. David Hartley, and Mr. Tackett (left 4:04).

Absent: Mr. Max Cordle and Mrs. Regina Rollins.

CPC: 11-43-2005: Minutes ~ October 5, 2005 (Regular Meeting)

Motion by Mr. Perkins, seconded by Ms. Jordan to adopt the minutes.

VOTE: Motion carried unanimously.

CPC: 11-44-2005 CR-2005-98

CR-2005-97

CR-2005-96

Tabled Cases (from October 5, 2005 meeting)

Motion by Mr. Perkins, seconded by Mrs. Stevenson to remove CR-2005-98, CR-2005-97, and CR-2005-96 from the table and move to the end of the agenda.

VOTE: Motion carried unanimously.

SB-2005-8 Subdivision ~ Baldwin View Number Three ~ Preliminary and Final ~ Harmony Township ~ 6.549 acres ~ 3 lots ~ Jeffrey O. and Teresa Ann Dooley ~ PUBLIC HEARING

Mr. Tritle presented the report for the subdivision submitted by Jeffrey O. and Teresa Ann Dooley. He highlighted information contained in the staff report and on the map.

- The County Engineer noted that the proposal subdivides 6.5 acres into three (3) residential lots. There are no public improvements associated with the development. Each lot will have an individual well and septic system. Access will be provided by a shared driveway which will be privately maintained. The County Engineer has no objection.
- The LIS Dept. reviewed recent changes to the plat and have recommended approval.
- The Health District granted approval on April 30, 2004 for three (3) lots.
- Soil and Water Conservation noted that the National Pollutant Discharge Elimination System permit is required for a development of this type. The owner/developer is required to submit a Notice of Intent application to the Ohio EPA prior to the start of construction.

Planning Staff noted that this case was withdrawn from the agenda of the September 7, 2005 Clark County Planning Commission meeting. On the final map there is a notch out of the northernmost lot. There was an encroachment of the adjoining property owner's septic system onto this property. A transfer of this small notch of land is required. Staff recommended approval of the Preliminary and Final Plans subject to the three items:

1. The transfer of property to the adjoining owner
2. The recording of the Final PD Plan
3. The installation of the common driveway

These items must be completed prior to sign-off of the plat by the Planning Director.

Mrs. Stevenson asked Shane Farnsworth if the driveway must meet requirements for emergency equipment.

Mr. Farnsworth responded that any improvements must be in place before the Planning Department signs off on the subdivision. This was a condition of the rezoning and is required by subdivision regulations.

Mr. Perkins asked the representative from the Engineer's Office a question which was not audible.

Mr. Turner opened the public hearing and asked for proponents.

Mr. Turner asked for opponents. There being no opponents, he closed the public hearing.

CPC: 10-45-2005 SB-2005-8 Subdivision ~ Baldwin View Number Three ~ Preliminary and Final ~ Harmony Township

Motion by Mrs. Stevenson, seconded by Mr. Perkins to grant Approval of the preliminary and final submission for Baldwin View Number Three subject to the three conditions noted by Staff.

VOTE: Motion carried unanimously.

SB-2005-10 Subdivision ~ Howard Subdivision Section 3 ~ Final ~ Bethel Township ~ 2.295 acres ~ 1 lot ~ Keith A. and Elisa J. Howard

Mr. Tritle presented the report for the subdivision submitted by Keith A. and Elisa J. Howard. He highlighted information contained on the staff report and on the map.

- The County Engineer noted that no public improvements will be associated with the development. The parcel has an existing individual well, septic system, and residence on the tract. The County Engineer has no objection to the plan.
- The County LIS Department has reviewed recent changes to the plans and the revisions are acceptable.
- Soil and Water Conservation noted that there is an existing structure on the site and does not have objections to the request.

Minutes

Clark County Planning Commission

- The Health District determined that the current septic system and current well and the future septic system are all within the bounds of the proposed lot line.

The Planning Department noted that there was a request for a variance of the Thoroughfare Plan which is on Medway Carlisle Rd. for a 40 foot right-of-way to zigzag around an existing barn.

Staff recommends approval of the variance and recommends approval of the final plan for this one lot.

Mrs. Stevenson asked if the right-of-way is the reason for the lot size of 2.295 acres instead of 2.5 acres.

Mr. Tritle answered yes.

Mr. Jurick asked if there is room to build another house on the remaining parcel.

Mr. Tritle responded that it would be possible to put another house on that parcel.

CPC: 10-46-2005 SB-2005-10 Subdivision ~ Howard Subdivision ~ Final ~
Bethel Township

Motion by Mrs. Stevenson, seconded by Mr. Perkins to grant **Approval** of the final submission for Howard Subdivision, including the right-of-way variance noted by Staff.

VOTE: Motion carried unanimously.

Z-2005-9 Rezoning Case ~ Janet K. Perkins ~ Harmony Township ~ 36.67 acres ~ E. National Road at the west Corporation Line of the Village of South Vienna ~ A-1 to I-1 (Industrial District)

Mr. Philip Tritle presented the report for the rezoning case submitted by Janet K. Perkins. Mr. Tritle highlighted information contained in the staff report and on the maps.

- The County Engineer noted that the area is located along US 40. The parcel appears to be located in a limited access section and it is unlikely that a direct access to US 40 will be granted. The adjoining parcel to the east, which is also owned by the applicant, may have an accessible location within the Village limits. If a median cross over were required, the applicant and/or developer would be responsible to design and construct any improvements associated with the access location. The site appears to drain satisfactorily under the current use. They would like to see a buffer along the cemetery lot. Drainage must be maintained across the property for the areas which drain from north of I-70 south towards East National Road. Stormwater and Sediment Control Regulations are applicable in this case. The site planners and developers are required to plan and address accelerated runoff issues related to impervious surfaces. The County Engineer has no objection subject the comments indicated in their letter.
- Soil Conservation noted there are four distinct drainage ways flowing through the property. The proposed use will require stormwater management plans. Construction

activities which will result in the disturbance of one or more acres of land must obtain a National Pollutant Discharge Elimination System permit. A Notice of Intent application must be submitted to the Ohio EPA. There is a wooded area and stream buffer which should be preserved to the maximum extent possible. Soil Conservation does not object to the rezoning.

- The Health District has no report because commercial uses are under OEPA jurisdiction.

The Planning Department notes that this case is a companion with the next case which is located immediately to the north. The companion parcel does have direct access to SR 54. It is the Planning Department's understanding that this parcel is being rezoned for a contractor's equipment auction facility. The company that is interested in the site holds about four or five auctions per year. The company will provide fencing and other security measures as part of the operation. Additional land in the Village may be considered as part of the overall development. The only question is the limited access along Rt. 40. Previous conversations with a representative of ODOT indicated a possibility of breaking that limited access. That would require negotiations with ODOT. Reimbursement of funds may be necessary. It is not certain if this can happen because the process is not far enough along. The Village of South Vienna held a meeting, but this office has not received an update. Staff recommends approval of the rezoning to the I-1 category.

Mrs. Jordan asked a question regarding the proposed use but the question was inaudible.

Mr. Tritle responded that it will be an auction facility and that a representative was present who could go into more detail.

Thor Ronemus, 5 East Columbia Street, representative for the applicant stated that Tom Lagos could answer any questions that the board might have.

Tom Lagos, owner of the companion parcel said that he was not at liberty to disclose the name of the potential user. Mr. Lagos entered into a contract with the user for his property. Certain conditions must be met, one of which is the rezoning of the property. He stated that the recommendation of this board is very important. The potential user has assured Mr. Lagos that this is their number one preferred site. This is a multinational, world class sales organization that cares about the communities in which they locate. It is a publicly traded New York Stock Exchange listed company. Some employment will be created. They will be a major positive influence on the sales tax revenue for the county and the state of Ohio. Sales tax is paid where the sales take place. They anticipate that there will be a large number of travelers from all over the world. This will result in some very important positives to our county, not the least of which is that it will generate a significant amount of hotel tax. Restaurant sales will be significantly increased. Very importantly, Clark County will be exposed to national and international firms. Hopefully, some of them will be attracted to locate here and create more jobs that we desperately need in Clark County.

Mrs. Stevenson asked what volume of traffic we can expect.

Minutes

Clark County Planning Commission

Mr. Lagos answered that, with the exception of sales days, there will be minimal traffic volume. On sales days, there will be increased volume.

Mrs. Stevenson asked if the traffic could be accommodated on this amount of acreage.

Mr. Lagos responded that there will be enough parking. That will not be an issue. The issues include access to Rt. 40. Obviously, since a considerable sales tax increase is anticipated, the access problem will be solved.

Mrs. Stevenson asked if it would be seasonal activity.

Mr. Lagos answered that it would 'specific sale date' activity. There is also a parcel located inside of South Vienna which is seeking rezoning. There is a large enough parcel among the three parcels to intelligently plan good access points.

Mrs. Stevenson asked about plans regarding the wooded buffer.

Mr. Lagos responded that they haven't come to that point yet. They are cognizant of the drainage patterns of the site and will deal with it.

Mr. Jurick asked what he will see in ten years along I-70 and National Rd.

Mr. Lagos said that he will see a first class facility including some buildings and good landscaping.

Mrs. Stevenson asked if there would be inside storage.

Mr. Lagos answered that there would be both.

Mr. Jeff Johnson, CIC, said that often nothing would be visible from the road. The equipment is transported in for the auction and then removed. It would not be like farm equipment sales businesses, similar to the businesses along I-70.

Mr. Jurick asked how the land would be used.

Mr. Johnson replied that it would be used for storage and display. The equipment would be stored for a short period of time.

Mr. Jurick asked how long the periods would be between auctions.

Mr. Johnson replied that there would be four or five auctions a year.

Mr. Jurick asked if the land would be pavement or gravel.

Mr. Johnson replied that it would be gravel or some consistency that heavy equipment can drive upon.

Mrs. Stevenson asked if this prospect has other locations throughout the United States.

Mr. Johnson said that they had the opportunity to host this prospect in our community on August 30th. The CIC is the responding organization for the state economic development aid system. This parcel was submitted and caught the prospect's attention because it has interstate footage and it is within one hour of an international airport. He has been involved in discussions with the Village Council which has set a public hearing for the rezoning of another (companion) parcel for December 6, 2005. Sales tax is a very compelling aspect.

Mrs. Stevenson asked when the prospect would like to begin.

Mr. Johnson responded that it could be as soon as January.

Mr. Jurick expressed his concern that this property might be used for another, less desirable use such as adult entertainment.

Mr. Johnson explained that if you have this much acreage with one owner, it reduces the risk of objectionable things coming in.

Mr. Jurick continued that he has experienced a lot of corporate change over the years and things don't always turn out the way people hope. He asked if a PD-I rezoning has been considered.

Mr. Johnson responded that the applicant has requested an I-1. There is a timeline and the prospect is waiting for a phone call.

Mr. Tritle responded that in order to break the property down into smaller lots, with it being limited access and there only being one access point, there is no frontage to divide the property. They would have to come in and do a roadway or somehow dismiss the limited access in order to split this property. It would have to be single ownership unless they come back with a subdivision.

Mr. Tackett interjected that there have been few times in the history of our community when we have had the opportunity do something that is very significant, not only for one area of Clark County, but for the whole county. Sales tax is significant not only to the county but also to the school district. The added jobs would be a good thing. In recent history, Navistar has been hit unbelievably, the school system has suffered and the taxpayers have suffered. This is an opportunity for Clark County to move ahead. He hopes that there won't be delays that will cause this prospect to go to another location. It would be disastrous for Clark County and he hopes that this body will move ahead with this opportunity.

Mr. Detrick mentioned that the three commissioners will not be voting on this case today because it will be coming back to them later. He said that you don't get many good opportunities to spin off of the 20 jobs, the 100 part time jobs and the economic impact of those jobs on lodging and restaurants. It will equal about 150 jobs. The Expo Center at the Fairgrounds is estimated to be equal to a manufacturing facility's 250 employees by its

economic spin-off. This has another undercurrent, the sales tax. It is estimated, after the first year, it would generate \$300,000 to \$500,000 in local sales tax at 1% or 1 ½% going to us with the state getting roughly 6%. The only reason we have this opportunity is because Mr. Johnson found this on the Internet, brought them in here, and Mr. Lagos and Mr. Shuman have worked on it. This is a golden opportunity.

Tammi Angle, Solicitor for the Village of South Vienna, stated that the public hearing for rezoning of the parcel in the Village will be on December 6, 2005. The Village is concerned with extending the utilities to the property and will need assistance to do this. Other main concerns are access and traffic flow issues. An appropriate buffer will need to be maintained because of the school and some residential properties nearby. Access to Rt. 40 would be crucial so that the large equipment doesn't come through the middle of town. The question is: what is in this for the Village?

Mr. Hartley said that one other consideration is that the people who will be attracted to these sales will be introduced to Clark County. They will not only come from all over the United States but from all over the world. They are obviously in business and if we make a good impression we may be able attract (the rest of the sentence is inaudible).

Mr. Detrick stated that Clark County is #2 in the state of Ohio over the last five years in job loss. Clark County is one of the most declining in proportion to population in the last thirty years of any county in the state of Ohio. We have lost over 27,000 people based on census estimates in the last year. We are wounded. This is an area that is a potential opportunity to start to reverse this. It is very important to keep an opened mind when considering this.

Mrs. Stevenson asked, if rezoning is recommended and we aren't able to get this company into this area, will that zoning remain with the land?

Mr. Farnsworth answered that it will.

Mr. Jurick questioned rushing through this decision without giving attention to issues such as traffic in South Vienna, which could be a serious problem. He also stated that we are losing a lot of good agricultural land. Finally, he is concerned about the potential uses under an I-1 zoning.

CPC: 11-47-2005: Z-2005-9 Rezoning Case ~ Janet K. Perkins ~ Harmony Township

Motion by Mr. Jurick to recommended **Denial** to the Rural Zoning Commission for the request of Janet K. Perkins to rezone 36.67 acres located at E. National Road at the west Corporation Line of the Village of South Vienna, Harmony Township from A-1 (Agricultural District) to I-1 (Industrial District).

Motion died for lack of a second.

CPC: 11-48-2005: Z-2005-9 Rezoning Case ~ Janet K. Perkins ~ Harmony Township

Motion by Mrs. Stevenson, seconded by Ms. Jordan to recommend Approval to the Rural Zoning Commission for the request of Janet K. Perkins to rezone 36.67 acres located at E. National Road at the west Corporation Line of the Village of South Vienna, Harmony Township from A-1 (Agricultural District) to I-1 (Industrial District).

VOTE:

Yes: Ms. Jordan and Mrs. Stevenson.

No: Mr. Jurick.

Abstain: Mr. Bicknell and Mr. Perkins.

Pass: Mr. Detrick, Mr. Hartley, and Mr. Tackett.

Motion carried.

Z-2005-10 Rezoning Case ~ Thomas H. Lagos ~ Harmony Township ~ 63.793 acres ~ Southwest intersection of I-70 and SR 54 ~ A-1 to I-1 (Industrial District)

Mr. Philip Tritle presented the report for the rezoning case submitted by Thomas H. Lagos. Mr. Tritle highlighted information contained on the staff report and on the maps. This property is just north of the previous case (Z-2005-9). About 95% of the comments for this case are the same as those for the previous case. The Comprehensive Plan shows Agriculture/Rural Residential and also Highway Commercial at the intersection of I-70 and SR 54. This acreage has abundant frontage along I-70. Waterlines are in the immediate area. Staff recommends approval of this rezoning of this 62 acre parcel to I-1.

Mrs. Stevenson wanted to clarify that the only difference between this parcel and the other parcel (from the previous rezoning case) is that this parcel has access. She asked Mr. Tritle to point out the access on the map (it is located on the north side of Speedway).

Mr. Detrick pointed out that Clark County has very few opportunities (like this). If we don't act now the game is going to be over and we're going to say that we missed another one. Clark County is number one in farmland preservation in the entire Midwest. Over 9,000 acres have been preserved. Everybody comes here to the Tecumseh Land Trust to see what we have done. Commissioner Tackett and Commissioner Detrick put up the first \$50,000 to start this. The commissioners were in on preservation of the Whitehall Farm. They value our land. This is along the interstate and only 60% is being used as farmland now.

Mrs. Stevenson added that when you consider highway sound and highway traffic from I-70 and SR 40, there won't be a whole lot that will go in there other than something that will be productive in the industrial world.

CPC: 11-49-2005: Z-2005-10 Rezoning Case ~ Thomas H. Lagos ~ Harmony Township

Motion by Mrs. Stevenson, seconded by Ms. Jordan to recommend Approval to the Rural Zoning Commission for the request of Thomas H. Lagos to rezone 62.63 acres

Minutes

Clark County Planning Commission

located at the southwest intersection of I-70 and SR 54, Harmony Township from A-1 (Agricultural District) to I-1 (Industrial District).

VOTE:

Yes: Ms. Jordan and Mrs. Stevenson.

No: Mr. Jurick.

Abstain: Mr. Bicknell and Mr. Perkins.

Pass: Mr. Detrick, Mr. Hartley, and Mr. Tackett.

Motion carried.

Z-2005-11 Rezoning Case ~ Alan D. Sweet Estate ~ Moorefield Township ~ 18.29 acres ~ 2176 Moorefield Road ~ A-1 to AR-10 (Agricultural/Residential District)

Mr. Philip Tritle presented the report for the rezoning case submitted by James Heath, agent for the Alan D. Sweet Estate. Mr. Tritle highlighted information contained on the staff report and on the maps. The entire parcel is 37 acres and under our current A-1 zoning, there is a 40 acre minimum except for the exception of lotsplits which are anywhere from one to five acres. Anything between five acres and forty acres must be rezoned and, in this case, 18.29 acres requires an AR-10. The owners are splitting the property between members of the family. Each will get one half of the acreage.

- The County Engineer noted that another access point will be needed but there is enough frontage so that it will not be a problem. Drainage is satisfactory under the present use.
- Soil Conservation noted that there are existing structures on part of the site. The rezoning should not have a significant impact on the soil or drainage. They do not have an objection to the rezoning.
- Combined Health District noted that a lotsplit was approved so that the remaining acreage would not have issues with the well or septic of the current structure.

Staff recommends rezoning to AR-10.

Mr. Perkins asked if the 18 acres would possibly be part of the PD-M to the north or will it be a one home split.

Mr. Tritle replied that to his knowledge, it would not be PD-M.

Mr. Farnsworth added that if it were to be included as part of the PD-M, it would have to go through the rezoning process.

CPC: 11-50-2005: Z-2005-11 Rezoning Case ~ Alan D. Sweet Estate ~ Moorefield Township

Motion by Mr. Perkins, seconded by Mr. Bicknell to recommend Approval to the Rural Zoning Commission for the request of the Alan D. Sweet Estate to rezone 18.29 acres located at 2176 Moorefield Rd., Moorefield Township from A-1 (Agricultural District) to AR-10 (Agricultural/Residential District).

VOTE:

Yes: Mr. Bicknell, Ms. Jordan, Mr. Jurick, and Mr. Perkins.

Pass: Mr. Detrick, Mr. Hartley, and Mr. Tackett.

Motion carried.

P-2005-99 Digital Zoning Map ~ Pike Township

Mr. Philip Tritle presented the report for Pike Township Zoning Map Amendments. Digitized zoning maps offer better detail by indicating lot lines. Staff recommended approval for adoption of the digital zoning maps. Pike Township Trustees passed a Resolution at the October 4th meeting. After this body acts, it will go back to Pike Township Zoning Commission and Pike Township Trustees for final action.

CPC: 11-51-2005: P-2005-99 Digital Zoning Map ~ Pike Township

Motion by Mr. Bicknell, seconded by Mr. Perkins to recommend **Approval** of adoption of the digital zoning map to the Pike Township Zoning Commission and Pike Township Trustees.

Motion carried unanimously.

CR-2005-98 Modification to "Crossroads" Land Use Plan (Text) ~ Pleasant Township

Mr. Farnsworth stated that this board will make a recommendation which will go to the County Commissioners. At that time, the Commissioners will hold a public hearing. He asked for questions and comments from the board.

Mr. Bicknell expressed concern that board members were not included in the joint committee.

Mr. Farnsworth stated that it was staff's interpretation that staff would work, as a representative of the Planning Commission, with the township.

Mrs. Stevenson added that it was her feeling that the County Planning Commission includes the Planning Staff.

Mr. Perkins does not think that a specific private entity should be named in the text. In particular, Section B.2.1. specifically names Tecumseh Land Trust.

Mr. Jurick suggested that the wording be changed from "the Tecumseh Land Trust" to "a conservation land trust".

There was discussion about when the Comprehensive Plan Review will start.

Mr. Farnsworth stated that hopefully it will begin in 2006.

CPC: 11-52-2005; CR-2005-98 ~ Modification to "Crossroads" Land Use Plan (Text)
~ Pleasant Township

Motion by Mr. Detrick, seconded by Ms. Jordan to recommend Approval with correction of the Modification to the "Crossroads" Land Use Plan Text submitted by Pleasant Township. The wording in section B.2.1. shall be changed from "the Tecumseh Land Trust" to "a conservation land trust".

VOTE:

Yes: Mr. Bicknell, Ms. Jordan, Mr. Jurick, Mr. Perkins, Mrs. Stevenson, Mr. Detrick, and Mr. Tackett.

Pass: Mr. Hartley.

Motion carried.

CPC: 11-53-2005 CR-2005-97
CR-2005-96
Change case order

Motion by Mr. Perkins, seconded by Mr. Detrick to move CR-2005-96 before CR-2005-97.

Motion carried unanimously.

CR-2005-96 ~ Modification to "Crossroads" Land Use Plan (Map) ~ Mad River Township

Mr. Farnsworth gave a brief overview of the township's preparation of the document to be presented.

Mr. Bicknell raised a question regarding changes in the map since the last meeting.

Mr. Howard White disagreed that changes had been made.

There was a discussion regarding the changes in question.

Mr. Tackett suggested that a subcommittee be organized to discuss the issues.

CPC: 10-54-2005; CR-2005-96 ~ Modification to "Crossroads" Land Use Plan (Map)
CR-2005-97 ~ Modification to "Crossroads" Land Use Plan (Text)

Motion by Mr. Detrick, seconded by Mrs. Stevenson to table CR-2005-96 and CR-2005-97. A subcommittee will be organized to work with Mad River Township Planning Committee and Mad River Trustees.

Minutes

Clark County Planning Commission

VOTE:

Yes: Mr. Bicknell, Ms. Jordan, Mr. Jurick, Mr. Perkins, Mrs. Rollins, Mrs. Stevenson, Mr. Detrick, and Mr. Tackett.

No: Mr. Hartley.

Motion carried.

Staff Comments:

Mr. Tritle introduced a memo from the Utilities Dept. regarding sewer and water capacities and projected demands in the Enon area. This memo was in response to a request by Vice Chairperson Jurick at the October 3, 2005 board meeting. Mr. Chuck Bauer, representative from the Utilities Dept., was present to answer questions.

Mr. Jurick asked Mr. Bauer for additional details.

The Planning and Zoning Workshop is on the first Friday of December. He asked the interested board members to register and submit their receipts for reimbursement. The workshop will be held at Sinclair Community College.

Board Comments:

Mr. Jurick expressed concern regarding planning for industrial zoning.

Mrs. Stevenson added that we also must be concerned about financial considerations because of our lack of business and industrial growth.

Adjournment

CPC: 11-55-2005: Adjournment

Motion by Mrs. Stevenson, seconded by Mr. Perkins to adjourn the meeting.

Motion carried unanimously.

The meeting was adjourned at 4:10 p.m.

Mr. Elliott Turner, Chairperson

Mr. Shane Farnsworth, Secretary

NOTE FOR MINUTE BOOK: See additional information included following the minutes.

Leffel Farms Subdivision - Preliminary & Final

To: Clark County Planning Commission	Date of Meeting: December 7, 2005
From: Planning Staff	Date of Report: November 29, 2005

Subdivision Location: Mad River Twp. - Sec. 35, Town 4, Range 8

Owner: James L. & Laurabelle Watt

Surveyor: Richard E. Thomas, Jr.

Request: To subdivide 6.437 acres to create 4 single-family residential lots

Facilities: On-site individual water & sewage

Platting History

The applicant received a rezoning approval to R-1 (Rural Residence) District effective September 22, 2005.

Below are comments from the various county agencies:

County Engineer

The County Engineer received revised improvements plans for the Leffel Farms Subdivision on November 22, 2005. The plans are in general compliance with the county's technical specifications. Therefore, we have no objection to the proposal to divide 4 lots from the existing tract of record. (see November 23, 2005 letter)

Soil & Water Conservation

The Clark SWCD has received plans above site and provided the following comments relative to sediment /erosion control.

Construction activities which will result in the disturbance of one or more acres of land must obtain coverage by the National Pollutant Discharge Elimination System (NPDES) permit. The owner/developer shall submit a Notice of Intent application to Ohio EPA at least 21 days prior to the start of construction. If proposed work is less than one acre disturbed, it is not necessary to submit a sediment control plan, however the owner/developer must comply with other provisions of the Clark County Stormwater and Sediment Control Regulations. Include a detail on the plans for individual lot protection. (see November 10, 2005 letter)

County Health District

Resolution R 171-05 indicates preliminary and final approval for Leffel Farms Subdivision, lots 1 through 4 inclusive, with standard stipulations. (*see copy of November 29th fax memo*)

County Planning

This property is classified by the Clark County Land Use Plan as Agriculture/Rural Residential which is in predominantly rural portions of the County, where agriculture should remain the priority. This designation emphasizes agriculture as the dominant land use, but also recognizes that residential uses are appropriate if very low density in character (less than one dwelling per two acres - gross density) and/or clustered to preserve significant open space features (such as prime agricultural soils). Agriculture/Rural Residential is most appropriate in portions of Bethel, German, Green, Harmony, Mad River, Madison, Pike and Pleasant townships.

Recommendation

The Staff recommends approval of the Preliminary and Final Plans for Leffel Farms Subdivision subject to providing detail on the plans for individual lot protection as noted by Clark Soil & Water Conservation District.

Attachments:

County Engineer's Letter

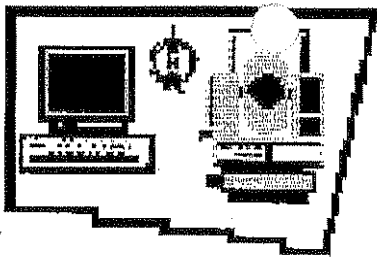
Soil and Water Conservation District's Letter

County Health Board fax memo

Location Map

Preliminary Plat

Final Plat



Clark County Engineer's Department

4075 Laybourne Rd Springfield, Ohio 45505-3613

Bruce C. Smith, P.E., P.S.

Clark County Engineer

Office # (937) 328-2484

Fax # (937) 328-2473

www.clarkcountyohio.gov/engineer

November 23, 2005

Clark County Planning Commission
25 West Pleasant Street
Springfield, Ohio 45506
Attention: Phil Tritle, Planner

Re: **Leffel Farms Subdivision**
6.437 acres – 4 Lots
W Fowler Road / S of Fairfield Pike

Mr. Tritle,

The County Engineer received revised improvements plans for the Leffel Farms Subdivision on November 22, 2005. The plans are in general compliance with the county's technical specifications. Therefore, we have no objection to the proposal to divide 4 lots from the existing tract of record.

Sincerely,

Bruce C. Smith P.E., P.S.
Clark County Engineer

Kenneth D. Fenton
Deputy Engineer

Cc: Mad River Twp. Trustees

Donald Boyle – Road Superintendent
Paul W. DeButy P.E. – Design Engineer
Kenneth D. Fenton, P.S., Deputy Engineer
Doug Frank – Bridge Superintendent
Pamela Fulton – Office Assistant

William A. Pierce, P.S. – LIS Director
Shayne Gray – GIS/CAD Coordinator
Mark Niccolini – Ditch Maintenance Supervisor
Lew Richards – Traffic Supervisor
Ned G. Weber, Deputy Engineer



4400 Gateway Blvd. - Suite 103
Springfield, Ohio 45502

Phone (937) 328-4600/4601
Fax (937) 328-4606

With the Right to Own - Goes the Duty to Conserve

BOARD OF SUPERVISORS

Paul Snyder, Chairman
Alan Donaldson, Vice Chairman
John Ritter, Treasurer
David Stickney, Fiscal Agent
Adam Agle, Secretary

November 10, 2005

Clark County Planning Commission
Phillip Tritle, Senior Planner
25 West Pleasant St.
Springfield, OH 45506

Re: Leffel Farms- Preliminary/Final ~ 4 lots
Fowler Road ~ Mad River Twp. ~ 6.4 acres

Mr. Tritle,

The Clark SWCD has received plans above site and provided the following comments relative to sediment/erosion control.

Construction activities which will result in the disturbance of one or more acres of land must obtain coverage by the National Pollutant Discharge Elimination System (NPDES) permit. The owner/developer shall submit a Notice of Intent application to Ohio EPA at least 21 days prior to the start of construction. If proposed work is less than one acre disturbed, it is not necessary to submit a sediment control plan, however the owner/developer must comply with other provisions of the Clark County Stormwater and Sediment Control Regulations. Include a detail on the plans for individual lot protection.

Respectfully,

Christine L. Pence, CPESC
Urban Coordinator

CC: Dick Thomas
Dean Fenton

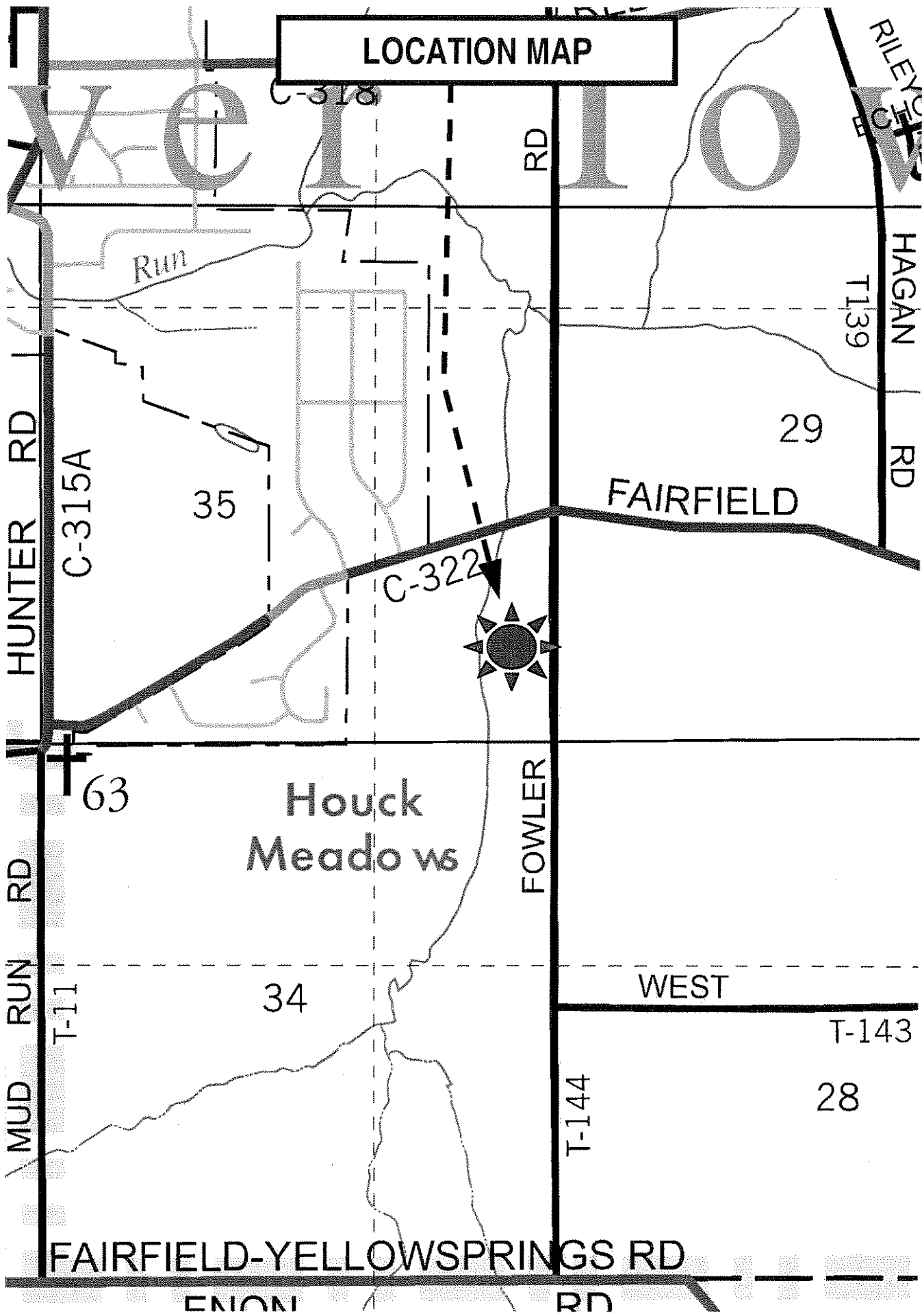
Enclosure: Individual lot protection detail

- * R 171-05** A resolution to issue preliminary and final approval for the Leffel Farms Subdivision, lots 1 through 4 inclusive, with standard stipulations.
 Moved by: Mr. Young Seconded by: Mr. Foster

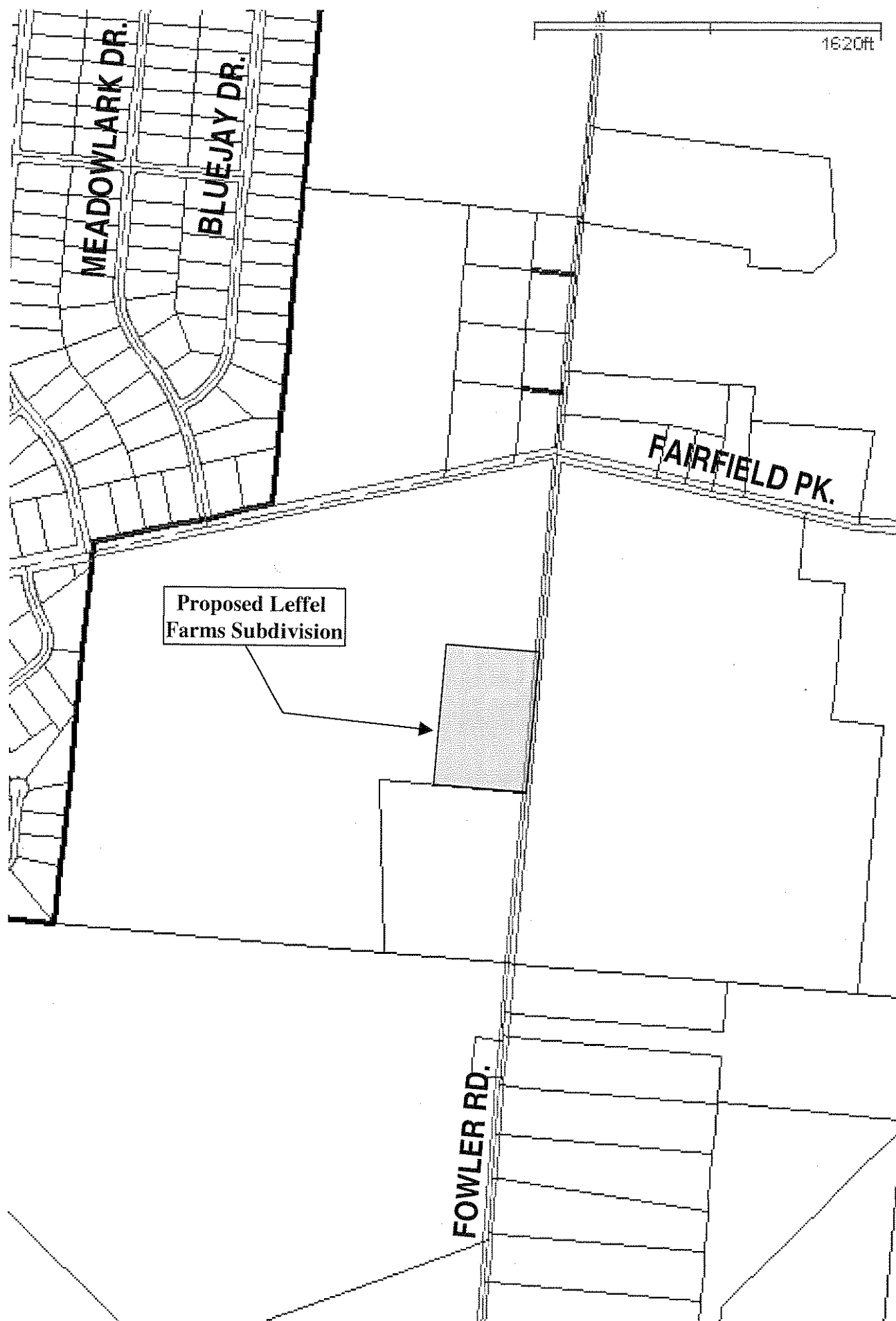
<u>MEMBER</u>	<u>FOR</u>	<u>AGAINST</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Mr. Bartos	x			
Mr. Young	x			
Ms. Rice	x			
Ms. Weaver	x			
Mr. Elliott	x			
Mr. Foster	x			
Mr. Colvin	x			
Dr. Feagins	x			

- R 170-05** A resolution to issue preliminary and final approval for the Aberfelda Hills Subdivision re-plat of lots 109 and 110 with standard stipulations.
 Moved by: Dr. Feagins Seconded by: Mr. Elliott

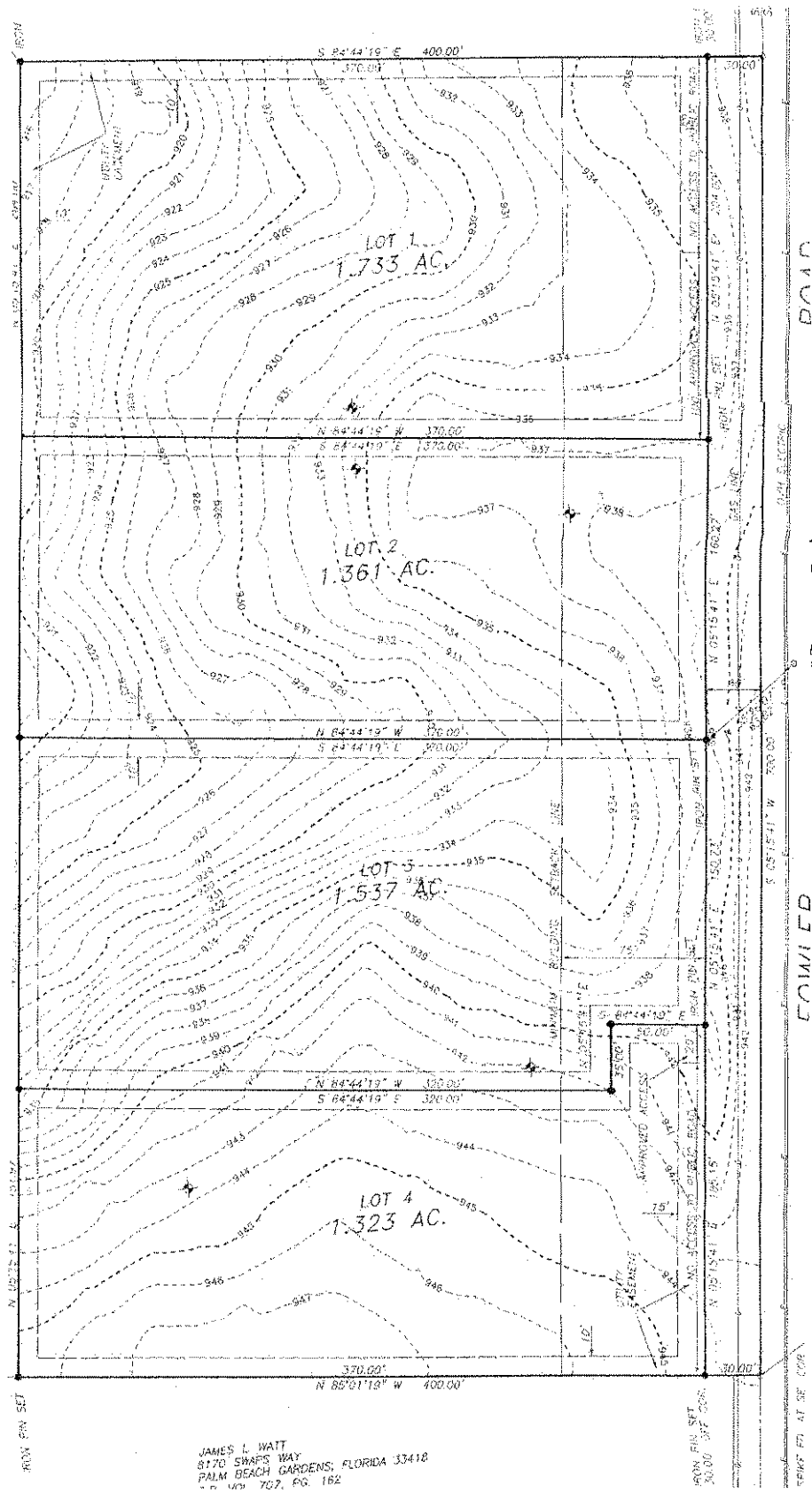
<u>MEMBER</u>	<u>FOR</u>	<u>AGAINST</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Mr. Colvin	x			
Dr. Feagins	x			
Mr. Young	x			
Mr. Foster	x			
Ms. Rice	x			
Ms. Weaver	x			
Mr. Bartos	x			
Mr. Elliott	x			



LEFFEL FARMS SUBDIVISION, Preliminary & Final



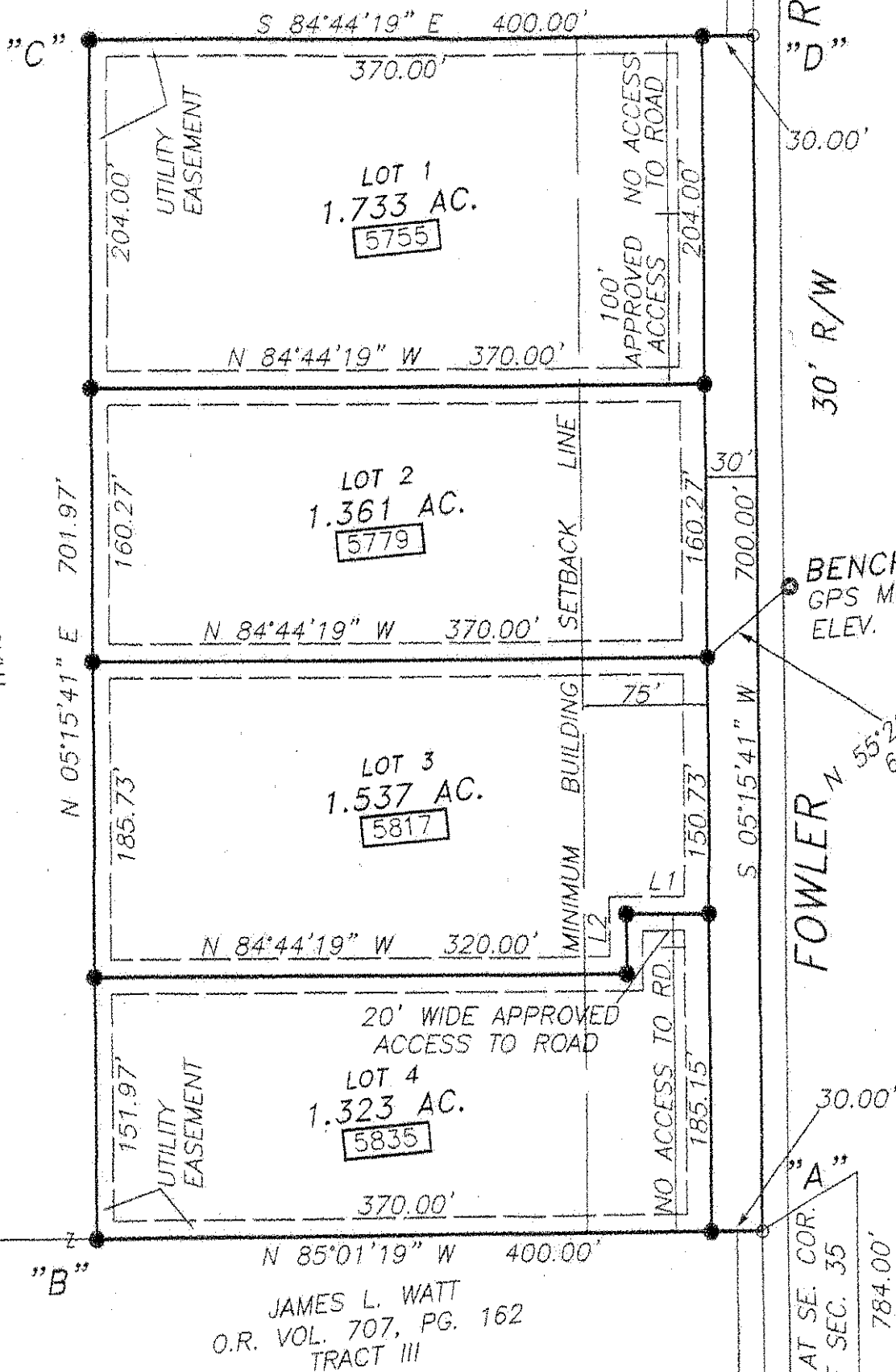
LEFFEL FARMS SUBDIVISION, Preliminary & Final



JAMES L. WATT
8170 SWAPS WAY
PALM BEACH GARDENS, FLORIDA 33418
P.O. BOX 707, PG. 162

LEFFEL FARMS SUBDIVISION, Preliminary Plat

JAMES L. WATT
O.R. VOL. 707, PG. 162
TRACT III



LEFFEL FARMS SUBDIVISION, Final Plat

Zoning Case # G-2005-98

To: Clark County Planning Commission	Date of Meeting: December 7, 2005
From: Planning Staff	Date of Report: November 29, 2005

SUBJECT: Zoning Map - German Township - Amend

We have been in the process of digitizing the zoning maps for the areas covered by Township Zoning in Clark County. One of the areas covered by township zoning is German Township.

The current German Township Zoning Map is hand drawn from base maps originally drawn in the 1970's. These old maps do have lot lines but have not been updated since the original maps were drawn. In addition, the accuracy is not as good as the current mapping technology. Since we deal with them on a daily basis and have access to all rezoning cases, we have an advantage of being to identify specific properties. By having the zoning maps digitized, zoning will now be "site specific" with accuracy at a very high level. This new map will be much more effective for the general public also.

It should be noted that we did not attempt to modify any zoning boundaries as we wanted to establish the new maps on a "one to one" basis. This can be somewhat difficult in areas where the zoning lines do not follow any known boundaries. We duplicated these maps in the best manner possible given this limitation.

The existing proposed digitized map was sent to German Township for their review and input. We still may have to fine tune these maps as we go through the adoption process.

German Township passed a Resolution to proceed with the adoption of the new zoning map. After you act on this matter, it will be sent back to the German Township Zoning Board and the Township Trustees for final action.

RECOMMENDATION

We recommend approval of the new German Township Zoning Map.

Attachments:

German Township proposed zoning map

CLARK COUNTY ZONING

General Uses - see zoning text for details and other restrictions

May 2003

A-1

PRINCIPAL PERMITTED AND CONDITIONED USES:	
1. Agriculture, Farm Markets, & related buildings & structures 2. Agricultural-Related Processing & Marketing 3. Single-Family Residential 4. Single-Family Residential (restricted to lotsplits) 5. Single-Family Residential (restricted to cluster lotsplits & bonus cluster lotsplits) 6. Private Landing Field 7. Day-Care Homes 8. Bed and Breakfast	
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)	
1. Home Occupations 2. Private and Public Outdoor Recreation Areas 3. Cemeteries 4. Animal Hospitals, Veterinary Clinics & Kennels 5. Resource and Mineral Extraction 6. Demolition Disposal Facility 7. Airports 8. Radio, Television, & Telecommunications Transmission & Receiving Towers 9. Hospitals and Auxiliary Facilities 10. Group Care Home 11. Nursing Homes, Convalescent Homes, & Rest Homes 12. Feed Lot, Grain Elevators, & Slaughterhouses 13. Day-Care Centers 14. Churches and Similar Places of Worship 15. Primary and Secondary Schools 16. Institutions of Higher Learning 17. Garden Centers and Greenhouse	

AR-1, AR-2, AR-5, AR-10, & AR-25

PRINCIPAL PERMITTED AND CONDITIONED USES:	AR-1	AR-2	AR-5	AR-10	AR-25
1. Agriculture, Farm Markets, & related buildings & structures	Y	Y	Y	Y	Y
2. Single-Family Residences	Y	Y	Y	Y	Y
3. Day-Care Homes	Y	Y	Y	Y	Y
4. Bed and Breakfast	Y	Y	Y	Y	Y
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)	AR-1	AR-2	AR-5	AR-10	AR-25
1. Home Occupations	Y	Y	Y	Y	Y
2. Churches and Similar Places of Worship	Y	Y	Y	Y	Y
3. Primary and Secondary Schools	N	Y	Y	Y	Y
4. Institutions of Higher Learning	N	N	Y	Y	Y

R-1, R-2, R-2A, R-2B

PRINCIPAL PERMITTED AND CONDITIONED USES:	R-1	R-2	R-2A	R-2B
1. Single-Family Dwellings	Y N N N	Y Y Y Y	Y Y Y Y	Y Y Y Y
2. Bed and Breakfast	Y N N N	Y Y Y Y	Y Y Y Y	Y Y Y Y
3. Agriculture and Related Buildings and Structures	--	--	--	--
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)	R-1	R-2	R-2A	R-2B
1. Home Occupation	Y	Y	Y	Y
2. Churches & similar places of worship	Y	Y	Y	Y
3. Primary & Secondary Schools	Y	Y	Y	Y
4. Institutions of Higher Learning	Y	N	N	N
5. Hospitals & Auxiliary Facilities	Y	Y	Y	N
6. Group Care Homes	Y N N N Y	Y Y Y Y Y	Y Y Y Y Y	Y Y Y Y Y
7. Farm Markets	Y	Y	Y	Y
8. Cemeteries	Y	N	N	N
9. Day-Care Homes	Y N N N Y	Y Y Y Y Y	Y Y Y Y Y	Y Y Y Y Y
10. Nursing Homes, Convalescent Homes, Rest Homes	Y	Y	Y	N
11. Radio, Television & Telecommunication Transmission / Receiving Towers	Y	N	N	N
12. Zero Lot Line, Cluster, Detached, Semi-detached Dwellings, or other housing types of a similar character	N	Y	Y	Y

R-MHP

PRINCIPAL PERMITTED USES:
1. Mobile Homes
2. Manufactured Homes
3. Communal Facilities

Y = Yes (Permitted) N = No (Not Permitted)

R-3 & R-4

PRINCIPAL PERMITTED AND CONDITIONED USES:	R-3	R-4
1. Single-Family Dwellings	Y	Y
2. Two-Family Dwellings	Y	Y
3. Three-Family Dwellings	N	Y
4. Four-Family Dwellings	N	Y
5. Multiple-Family Dwellings	N	Y
6. Condominium Residences	N	Y
7. Agriculture and Related Buildings & Structures	Y	Y
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)	R-3	R-4
1. Zero Lot Line, Cluster, Detached, Semi-detached, or Attached Dwellings, or other housing types of a similar character	Y	Y
2. Home Occupation	Y	Y
3. Churches & similar places of worship	Y	Y
4. Group Care Homes	Y	Y
5. Day-Care Homes	Y	Y
6. Day-Care Centers	N	Y
7. Community Facilities	N	Y

PD

PRINCIPAL PERMITTED USES:
1. PD-R (Residential)
2. PD-O (Office)
3. PD-B (Business)
4. PD-I (Industrial)
5. PD-M (Mixed Uses)
6. PD-C (Conservation)
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)
1. Home Occupation

CLARK COUNTY ZONING

May 2003

General Uses - see zoning text for details and other restrictions

B-1, B-2, B-3 & B-4

PRINCIPAL PERMITTED AND CONDITIONED USES:	B-1	B-2	B-3	B-4
1. Business and/or Professional Offices	Y	Y	Y	Y
2. Banks & Financial Institutions	Y	Y	Y	Y
3. Eating & Drinking Places, excluding Drive-in or Carry-out	Y	Y	Y	Y
4. Radio and Television Broadcasting Studios	Y	Y	Y	Y
5. Funeral Homes & Mortuaries	Y	Y	Y	Y
6. Automotive Service Stations	Y	Y	Y	Y
7. Custom Butcher Shops	Y	Y	Y	Y
8. Indoor Motion Picture Theaters	N	Y	Y	Y
9. Retail Food Stores	N	Y	Y	Y
10. Drive-in, Fast Food, Drive-in Carry-out Restaurants and/or Drive-through Retail Establishments	N	Y	Y	Y
11. Garden Centers, Greenhouses	N	Y	Y	Y
12. Automotive Repair Garages	N	Y	Y	Y
13. Car Washes	N	Y	Y	Y
14. Air Conditioning, Plumbing, Heating, and Roofing Shops	N	Y	Y	Y
15. Automotive & Auto Accessory Sales	N	Y	Y	Y
16. Building and Related Trades	N	Y	Y	Y
17. Commercial Recreation Establishments	N	Y	Y	Y
18. Animal Hospitals, Veterinary Clinics, and Kennels	N	N	Y	Y
19. Building Material Sales Yard	N	N	Y	Y
20. Drive-In Motion Picture Theater	N	N	Y	Y
21. Private and Public Outdoor Recreation Areas	N	N	Y	Y
22. Motels and Hotels	N	N	Y	Y
23. Hospitals & Auxiliary Facilities	N	N	Y	Y
24. Automotive Body Shop	N	N	Y	Y
25. Carpenter, Sheet Metal & Sign Painting Shop, Bakery, Laundry, Wholesale Business	N	N	N	Y
26. Bottling of Soft Drinks and Milk or Distributing Stations	N	N	N	Y
27. Contractor's Equipment Storage Yard or Storage & Rental Contractor's Equipment	N	N	N	Y
28. Motor Vehicle, Boat, & Camper Storage	N	N	N	Y
29. Trucking and Motor Freight Station or Terminal	N	N	N	Y
30. Carting, Express, or Hauling Establishments	N	N	N	Y
31. Stone or Monument Works	N	N	N	Y
32. Mini-Warehouse or Self Storage Facilities	N	N	N	Y

B-1, B-2, B-3 & B-4

CONDITIONALLY PERMITTED USES: (Requires BZA Approval)	B-1	B-2	B-3	B-4
1. Commercial Recreation Establishments	Y	--	--	--
2. Day-Care Centers	Y	Y	Y	Y
3. Nursing Homes, Convalescent Homes, Rest Homes	Y	Y	Y	Y
4. Clubs, Fraternal or Lodge Organizations	Y	Y	Y	Y
5. Animal Hospitals, Veterinary Clinics, and Kennels	Y	Y	--	--
6. Bars and Taverns	N	Y	Y	Y
7. Wholesale Establishments	N	N	Y	Y
8. Adult Entertainment Establishments	N	N	N	Y

I-1

PRINCIPAL PERMITTED AND CONDITIONED USES:
1. Industrial & Manufacturing Establishments
2. Warehouses
3. Wholesale Establishments
4. Manufacturing Retail Outlets
5. Any use permitted and as regulated as a Principal Permitted or Conditioned Use in the B-4 District
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)
1. Any use permitted and as regulated as a Conditionally Permitted Use in the B-4 District
2. Junkyards & Automobile Wrecking Yards
3. Resource and Mineral Extraction
4. Penal & Correctional Facilities
5. Sanitary Landfills

O-1 & OR-2

PRINCIPAL PERMITTED AND CONDITIONED USES:	O-1	OR-2
1. Business and/or Professional Offices, including Medical and Dental Clinics	Y	N
2. Banks and Financial Institutions	Y	N
3. Law, Real Estate, and Insurance Offices	Y	N
4. Business Service Establishments	Y	N
5. Single-Family Dwellings	N	Y
6. Incidental Business Uses	N	Y

Y = Yes (Permitted)

N = No (Not Permitted)